



## Cover Memorandum/Staff Report

File #: 26-0426

Agenda Date: 6/9/2026

Item #: 6.1.1.

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** June 9, 2026

REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM MAY 22, 2026, THROUGH MAY 29, 2026.

### **Recommended Action:**

By motion, receive and file this report for actions on development application requests from May 22, 2026, through May 29, 2026.

### **Background:**

This report is the method of informing the City of Delray Beach ("City") City Commission of actions taken on site plan applications either by a City board or by the Development Services Director via administrative approval, which may be appealed by the City Commission, pursuant to Land Development Regulations (LDR) Section 2.1.3(F), Appealable Reports of Board Actions, and Section 2.4.10(A)(5)(b-c), Site Plan Applications. Administratively approved site plan applications are limited to fully code compliant Level 2 applications.

A staff report, along with associated exhibits and/or plans, provides a thorough description and analysis of each request. Items that appeared on a board's agenda that are not listed below were not acted on by the board (i.e. continued with direction) or received a recommendation to the City Commission for final action.

### **Site Plan Review and Appearance Board**

**Meeting Date:** May 28, 2026 (Jose Alvarez, Nicholas Coppola, Christina Morrison absent)

#### **1. 25-27 SE 3<sup>rd</sup> Avenue, Bungalows Restaurant (2023-018)**

**Request:** Level 2 Site Plan Application for the adaptive reuse of an existing two-story structure to a restaurant with covered outdoor dining area, including Architectural Elevations, a Landscape Plan, a waiver to the minimum required 5-foot perimeter landscape strip, and a Determination of Adequacy for loading.

**Public Comment:** None.

**Board Comment:** The Board was supportive of the proposal and noted that it is a significant improvement to the site. A Board member inquired about the management of the surface parking lot located across the alley. The applicant stated that the parking lot would be restricted to restaurant customers through posted signage and enforced by restaurant management. The Board also emphasized the need to prune and maintain the existing hedges along the alley.

**Board Actions:** Approved 4-0.